

BILL ANALYSIS

S.B. 1821
By: Hegar
Special Purpose Districts
Committee Report (Unamended)

BACKGROUND AND PURPOSE

Currently, there is undeveloped property within the extraterritorial jurisdiction of the City of Houston that is proposed to be developed for light industrial and commercial purposes. Interested parties contend that the area would benefit from the creation of an improvement district to promote the development of the property and to provide public infrastructure improvements and other services and amenities to the developing commercial areas in the district. S.B. 1821 seeks to address this issue.

RULEMAKING AUTHORITY

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

ANALYSIS

S.B. 1821 amends the Special District Local Laws Code to create the Waller County Improvement District No. 2 to provide certain improvements, projects, and services for public use and benefit. The bill provides for, among other provisions, rail facilities and the annexation of land. The district's powers and duties include, subject to certain requirements, the authorization to issue obligations and impose assessments, property taxes, operation and maintenance taxes, and contract taxes. The district is prohibited from exercising the power of eminent domain.

EFFECTIVE DATE

On passage, or, if the bill does not receive the necessary vote, September 1, 2013.